



Planning and Development Acts 2000 to 2018

Planning Authority: Donegal County Council

Planning Register Reference Number: 17/51906

APPEAL by Martin Duffy care of One Red House Design of 50 Finlay Drive, Dennistoun, Glasgow, Scotland against the decision made on the 18th day of May, 2018 by Donegal County Council to refuse permission to the said Martin Duffy.

Proposed Development Construction of a dwelling house, domestic garage, septic tank and associated site development works at Ballykeeran, Kilmacrennan, County Donegal.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The site of the proposed development is located in a stronger rural area, as identified in the Donegal County Development Plan 2018 – 2024, wherein policies aim to manage the extent of development whilst facilitating those with a genuine rural-generated housing need. It is considered that the proposed development does not comply with Development Plan policies in relation to rural housing, in particular Policy RH-P-2 and Policy RH-P-3, and as such would contribute to the creation and expansion of a suburban pattern of development in a rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.